



Development Assessment Commission

**Inner Metropolitan Development Assessment Committee
held on Thursday, 11 December 2014 commencing at 11.00AM
Conference Room 6.2, Level 6, 136 North Terrace, Adelaide**

1. OPENING

1.1 PRESENT

Presiding Member	Ted Byrt
Members	Megan Leydon (Deputy Presiding Member) Damien Brown Geoffrey Loveday Carolyn Wigg Simone Fogarty <i>Council Representative</i> Unley – Brenton Burman ACC – Susan Clearihan NP&SP – Jenny Newman
Secretary	Sara Zuidland
Principal Planner	Mark Adcock
DPTI Staff	Gabrielle McMahon (Agenda Item 3.1, 4.1) Alison Collins (Agenda Item 2.1, 4.2)

1.2 APOLOGIES – Andrew Ford.

2. DEFERRED APPLICATIONS

2.1 City of Norwood, Payneham & St Peters

Chasecrown Pty Ltd

DA 155/M011/14

97 King William Street, Kent Town

Proposal: 5 storey mixed use building with undercroft and car park

The Presiding Member welcomed the following people to address the Commission:

Applicant(s)

- Louis Kanellos - Chasescrown
- Chris Vounasis – Connor Holmes
- Enzo Raschella – Chasescrown
- George Tsiakiridis - Chasescrown

Agency

- Kirsteen Mackay

The Commission discussed the application.

RESOLVED

- 1) RESOLVE to delegate to the Principal Planner – IMDAC the authority to determine this application in accordance with the recommendation subject to the review/redesign of access to, and the layout and design of the carpark to comply with the relevant Australian Standards.

3. NEW APPLICATIONS

3.1 City of Adelaide

University of Adelaide

DA 020/0031/13A V1

North Terrace, Adelaide

Proposal: Variation to the Planning Consent for the construction of a 14 level building (including lower ground and roof top plant room) for a clinical school as part of the Biomedical Health Precinct

The Presiding Member welcomed the following people to address the Commission:

Applicant(s)

- David Bills - MasterPlan
- Kon Corolis - University of Adelaide
- Roger Parolin - University of Adelaide
- Adrian Stanic - Lyons

Agency

- Kirsteen Mackay

The Commission discussed the application.

RESOLVED

- 1) RESOLVE that the proposed development is NOT seriously at variance with the policies in the Development Plan.
- 2) RESOLVE to grant Development Plan Consent to the proposal in Development Application 020/0031/13A Variation 1 by the University of Adelaide to vary the Planning Consent for Development Application 20/0031/13A for the construction of a clinical school at North Terrace, Adelaide, subject to the following reserved matters and conditions of consent.

Reserved Matters:

- 1 Pursuant to Section 33 (3) of the *Development Act 1993*, the following matters shall be reserved for further assessment, to the satisfaction of the Development Assessment Commission, prior to the granting of Development Approval for Stage 2 being the super-structure:
 - 1.1 A final detailed landscaping plan and details shall include:
 - 1 Type and colour of paved and hard surfaces
 - 2 Details of seating, shelters and furniture and the management of the microclimates
 - 3 Details of public art and sculptures
 - 4 A legible wayfinding strategy through the public realm, including signage to the main entrance
 - 5 Consideration given to safe and convenient movements for people with disabilities, prams and cyclists
 - 6 Consideration of crime prevention through urban design objectives
 - 7 Details of wind mitigation measures to the Urban Park, as recommended in the AECOM report dated 21 August 2014
 - 1.2 Final details of the bicycle parking, with the provision of a minimum of 150 spaces, located safely, conveniently and well lit and wherever possible protected from the weather.
 - 1.3 A Lighting Plan and details of the location of CCTV cameras.
- 2 Pursuant to Section 33 (3) of the *Development Act 1993*, the following matters shall be reserved for further assessment, to the satisfaction of the Development Assessment Commission, prior to the granting of Development Approval for Stage 3 being the finishes and fit-out:
 - 2.1 Final schedule of external materials and colours for the development, including the public realm.

Planning Conditions:

1. Except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and plans, as submitted in Development Application 020/0031/13A including:

Architectural Plans (Lyons), dated August 2014

Plan No.	Description
A200	Section (1:200).
A201	Section (1:200)
A300	Lower Ground Level Floor Plan (1:200).
A301	Lower Ground Mezanine level plan
A302	Ground Level Floor Plan (1:200)
A303	Level 1 Floor Plan (1:200).
A304	Level 2 Floor Plan (1:200).
A305	Level 3 Floor Plan (1:200).
A306	Level 4 Floor Plan (1:200).
A307	Level 5 Floor Plan (1:200).
A308	Level 6 Floor Plan (1:200).
A309	Level 7 Floor Plan (1:200).
A310	Level 8 Floor Plan (1:200).
A311	Level 9 Floor Plan (1:200).
A312	Level 10 Floor Plan (1:200).
A313	Level 11 Floor Plan (1:200).
A400	Plant Floor Plan (1:200).
A401	North Elevation (1:200).

A403	East Elevation (1:200).
A404	West Elevation (1:200).
A500	South Elevation (1:200).
A900	Façade Type (NTS).
A901	Shadow Diagrams (NTS).
A902	Perspective Views (NTS).

Reports / Correspondence:

- Development Application Report, prepared by MasterPlan, dated September 2014
 - Common Development Framework prepared by Lyons, dated July 2013
 - The University of Adelaide Integrated Clinical School DA Submission prepared by Lyons, dated 29 August 2014
 - Landscape Architecture Development Application Report prepared by McGregor Coxall, dated 9 September 2014
 - Fume Cupboard Exhaust plume analysis by AECOM, dated 21 August 2014
 - Traffic Assessment (Revision C) prepared by Wallbridge and Gilbert dated September 2013
 - ESD Town Planning Report prepared by AECOM dated 9 29 August 2014
 - Wind Microclimate Assessment report prepared by AECOM dated 21 August 2014
2. A Waste Management Plan must be prepared and submitted to the satisfaction of the Environment Protection Authority prior to the occupation of the Integrated Clinical School building which identifies, but not limited to, how waste would be stored, transported and disposed of so as to minimise the potential for environmental harm.
 3. Listed waste produced at the site must be disposed of via a licensed waste transporter to a suitable licensed disposal facility.
 4. The future uses on levels 7 to 11 identified as 'University opportunity space' shall relate to medical, research uses in association with the Health precinct. Any changes from this use will require a separate development approval.
 5. The building must not exceed a maximum height of 98.7 metres AHD, inclusive of the building maintenance unit, all lift over-runs, vents, chimneys, aerials, antennas, lighting rids, roof top garden plantings, construction cranes, etc.
 6. The level of air turbulence with a velocity greater than 4.3 metres per second created by the vertical exhaust plume must not exceed a maximum height of 96.8 metres AHD.
 7. The building must be obstacle lit at night using medium intensity steady red obstacle lights in accordance with the Manual of Standards for Part 139 of the Civil Aviation Safety Regulations 1998 (Part 139 MOS) Section 9.4.
 8. The proponent must arrange for a certified surveyor to notify Adelaide Airport Limited of the finished height (in metres AHD) and the coordinates of the building.
 9. The wind mitigation measures recommended in the AECOM report dated 21 August 2014 forming part of this consent and any subsequent recommendations and including mitigation measures to the 'urban park' shall be undertaken within the Development to the reasonable satisfaction of the Development Assessment Commission. Such wind mitigation

measures shall be made operational prior to the occupation or use of the Development.

10. The ESD measures recommended in the AECON report dated 29 August 2014 forming part of this consent shall be undertaken within the Development to the reasonable satisfaction of the Development Assessment Commission. If the initiatives being investigated are not to be undertaken then approval is required from the Commission for these variations. Such ESD measures shall be made operational prior to the occupation or use of the Development.
11. External materials, surface finishes and colours of the Development shall be consistent with the final details provided and approved by Development Assessment Commission.
12. The signage shall be implemented in accordance with the approved plans. Any additional signage that constitutes development would need to be the subject of a separate application to the relevant planning authority.
13. Final details of waste management practices shall be prepared in consultation with the Adelaide City Council. These details shall include a Waste Management Plan which covers the two phases of the development.
 - 13.1 Waste minimisation and resource recovery during construction; and
 - 13.2 Resource recovery during use (office paper and staff kitchen recycling facilities).

A subsequent Waste Management Plan shall be undertaken in accordance with the approved plan.

14. Mechanical plant or equipment, shall be designed, sited and screened to minimise noise impact on adjacent premises or properties. The noise level associated with the combined operation of plant and equipment such as air conditioning, ventilation and refrigeration systems when assessed at the nearest existing or envisaged noise sensitive location in or adjacent to the site shall not exceed:
 - 14.1 55 dB(A) during daytime (7.00am to 10.00pm) and 45 dB(A) during night time (10.00pm to 7.00am) when measured and adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists.
 - 14.2 50 dB(A) during daytime (7.00am to 10.00pm) and 40 dB(A) during night time (10.00pm to 7.00am) in or adjacent the Park Lands Zone when measured and adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists.
- 15 A Construction Environment Management Plan (CEMP) shall be prepared and implemented in accordance with current industry standards – including the EPA publication “Environmental Management of On-site Remediation” - to minimise environmental harm and disturbance during construction.

The management plan must incorporate, without being limited to, the following matters:

 - 15.1 air quality, including odour and dust
 - 15.2 surface water including erosion and sediment control
 - 15.3 soils, including fill importation, stockpile management and prevention of soil contamination
 - 15.4 groundwater, including prevention of groundwater contamination
 - 15.5 noise

15.6 occupational health and safety

For further information relating to what Site Contamination is, refer to the EPA Guideline: '*Site Contamination – what is site contamination?*': www.epa.sa.gov.au/pdfs/guide_sc_what.pdf

A copy of the CEMP shall be provided to the Adelaide City Council prior to the commencement of site works.

- 16 Lighting shall be installed in accordance with Council's guideline entitled "Under Verandah/Awning Lighting Guidelines" at all times to the reasonable satisfaction of the Adelaide City Council and prior to the occupation or use of the Development. Such lighting shall be operational during the hours of darkness at all times to the reasonable satisfaction of the Development Assessment Commission.
- 17 All modifications required to Adelaide City Council's public lighting and associated infrastructure shall meet Councils' requirements and all costs associated with these works will be borne directly by the developer.
- 18 The connection of any storm water discharge from the Land to any part of the Adelaide City Council's underground drainage system shall be undertaken in accordance with the Council Policy entitled 'Adelaide City Council Storm Water Requirements' and be to the reasonable satisfaction of the Adelaide City Council, with the following taken into account:
 - 18.1 Collected water from any proposed surface drainage systems located in the basement car park shall be discharged to sewer.
 - 18.2 Stormwater runoff from the proposed building balconies and verandah's shall be collected and discharged to the building stormwater system.
 - 18.3 Use of existing property stormwater connections should be considered prior to the design of new stormwater connections to Councils stormwater management infrastructure.
- 19 The proposed car parking layout shall be designed and constructed to conform to the *Australian Standard 2890.1:2004 for Off-Street Parking Facilities; Australian Standard 2890.6-2009 Parking facilities – Off street commercial vehicle facilities* and designed to conform with *Australian Standard 2890.6:2009 for Off Street Parking for people with disabilities*.
- 20 The on-site Bicycle Parking facilities shall be designed in accordance with Australian Standard 2890.3-1993 and the AUSTRROADS, Guide to Traffic Engineering Practice Part 14 – Bicycles.
- 21 Prior to the commencement of construction a dilapidation report (i.e. condition survey) shall be prepared by a qualified engineer to ensure the stability and protection of adjoining buildings, structures and Council assets. A copy of this report shall be provided to the Adelaide City Council.
- 22 During construction, all materials and goods shall be loaded and unloaded within the boundaries of the subject land.
- 23 The development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.
- 24 All trade waste and other rubbish shall be stored in covered containers prior to removal and shall be kept screened from public view.

- 25 That the landscaping shown on the final plans forming part of the application shall be established prior to the occupation of the development and shall be maintained at all times with any diseased or dying plants being replaced.

Advisory Notes:

- a. The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm. In particular the applicant is reminded that causing the release of a pollutant (including noise, odour and dust) is an offence under the Act.
- b. The EPA notes that the University of Adelaide has a current environmental authorisation (licence number 1027) for 'Activities Producing Listed Wastes' for four locations. An environmental authorisation in the form of a licence is required for the operation of this development. The applicant is required to contact the Environment Protection Authority before acting on this approval to ascertain licensing requirements.
- c. A licence may be refused where the applicant has failed to comply with any conditions of development approval imposed at the direction of the Environment Protection Authority.
- d. Any information sheets, guidelines documents, codes of practice, technical bulletins etc. that are referenced in this response can be accessed on the following web site: <http://www.epa.sa.gov.au/pub.html>
- e. Construction activities must be undertaken in accordance with Division 1 of Part 6 of the *Environment Protection (Noise) Policy 2007*.
- f. Any information sheets, guidelines documents, codes of practice, technical bulletins etc that are referenced in this decision have been provided to the planning authority or may be accessed on the following web site: <http://www.epa.sa.gov.au>
- g. You are advised that An Encroachment Permit from Adelaide City Council is still required and will need to be separately issued for the proposed encroachment into the public realm. In particular your attention is drawn to the following:
 - An annual fee may be charged in line with the Encroachment Policy.
 - Permit renewals are issued on an annual basis for those encroachments that attract a fee.
 - Unauthorised encroachments will be required to be removed.
- h. Archaeological artefacts of heritage significance are considered likely to be encountered within the site of the proposed development. Under Section 27(1)(b) of the *Heritage Places Act 1993*, a permit may therefore be required to excavate or disturb the land.
- i. Crane operations associated with construction shall be the subject of a separate application. Adelaide Airport Limited requires 28 days prior notice of any crane operations during the construction. Crane assessment may also have to be conducted by the Civil Aviation Safety Authority (CASA). If you require any additional information contact Brett Eaton, Airside Safety manager from Adelaide Airport on 8308 9245.

- j. Breaches of approval conditions by the Department of Infrastructure and Regional Development are subject to significant penalties under sections 185 and 187 of the Airports Act 1996.
- k. The proposal is to be undertaken in accordance with the staging plan as outlined:
- Stage 1 BR1 Initiation and sub-structure works
 - Stage 2 BR2 Super-structure
 - Stage 3 BR3 Finishes and fit-out
 - Stage 4 BR4 Landscape and plaza works
- l. The applicant must ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the applicant's expense.
- m. As the applicant is undertaking work on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work
- n. A Building Site Management Plan is required prior to construction work beginning on site. The Building Site Management Plan should include details of such items as:
- Work in the Public Realm
 - Street Occupation
 - Hoarding
 - Site Amenities
 - Traffic Requirements
 - Servicing Site
 - Adjoining Buildings
 - Reinstatement of Infrastructure
- o. Pursuant to Regulation 74, the Council must be given one business day's notice of the commencement and the completion of each stage of the building work on the site. To notify Council, contact City Services on 8203 7332.
- p. Should the public realm adjacent the to the site be upgraded, authorisation of Adelaide City Council will be required with regard to design including, but not limited to, materials and landscaping.
- q. Should a pedestrian bridge be developed in the future you should consult Adelaide City Council as soon as possible to ensure consistency with Council's strategy, particularly the Move Strategy.
- r. All traffic signs and line marking should conform to Australian Standard AS1742.2. Traffic control devices should be consistent with those used for the street network
- s. Section 779 of the Local Government Act provides that where damage to Council footpath / kerbing / road pavement / verge occurs as a result of the development, the owner / applicant shall be responsible for the cost of Council repairing the damage.
- t. The emission of noise from the premises is subject to control under the Environment Protection Act and Regulations, 1993 and the applicant (or person with the benefit of this consent) should comply with those requirements.

- u. Council maintained infrastructure that is removed or damaged during construction works shall be reinstated to Council specifications. All costs associated with these works shall be met by the proponent.
- v. The development must be substantially commenced within three (3) years of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- w. You are also advised that any act or work authorised or required by this Notification must be completed within five (5) years of the date of the Notification unless this period is extended by the Commission.
- x. You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements.
- y. You have a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval. Such an appeal must be lodged at the Environment, Resources and Development Court within two months of the day on which you receive this notice or such longer time as the Court may allow. Please contact the Court if you wish to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0300).

4. ANY OTHER BUSINESS

4.1. **Pre Lodgement Briefing:** Confidential

RESOLVED that the briefing be received and noted.

4.2. **Pre Lodgement Briefing:** Confidential

RESOLVED that the briefing be received and noted.

5. CONFIRMATION OF THE MINUTES OF THE MEETING

5.1. **RESOLVED** that the Minutes of this meeting held today be confirmed.

6. MEETING CLOSE

The Presiding Member thanked all in attendance and closed the meeting at 2.25PM.

Confirmed / /2014

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 Ted Byrt
 PRESIDING MEMBER